P12

Scott. II-27—40,006—20

Rec (1939) Departme

RS SERIES.

G.O. No. 1583

Dated 26-6-1939

[Despatch Abstract]

To

The Hon'ble Sri V.V. Giri, Bar-at-Law,
Minister for Labour & Industries,
Government of Madras,
Fort St. George,
M a d r a s.

From

33615

The President,
The Mangalore Co-operative Building
Society, Ltd., No.L.389,
M a n g a l o r e.

M e m o r i a l.

S i r,

A Co-operative Building Society has been started in Mangalore Town on 20-6-1938 in the premises of the South Kanara Co-operative Bank, Ltd., Mangalore, with the primary object of giving facilities to members who have no houses of their own and who have no ready capital, to construct houses by granting loans and under the supervision of the Co-operative Department. The Society has elected a directorate consisting of:-

(1) Sri M.Annappa, Retired Superintendent of the Imperial Bank of India (President).

(2) Sri B. Manjayya Hegde, B.A., B.L.,Advocate.

(3) Sri M.P.D. Kamath, Merchant, Golikatta Bazaar, Mangalore.

(4) Sri T. Rama Rao (Secretary).

(5) Mr. J. M. Sequeira, M.A., M.L., Advocate,

as its first directors.

The housing problem in the Mangalore Municipality is a matter of grave concern and has been engaging the best attention of the directors ever since the inception of the Society. The Society is guided in all its stages by the present Deputy Registrar of Co-operative Societies of South Kanara, who has been

as an open space in the town planning scheme sent up by the Mangalore Municipality to the Government and that they are unable to alter or cancel the recommendation already made by them.

On 7-10-1938 we have again requested the Collector to reconsider his previous letter to us in L.Dis. No.3812-38 dated 23-8-1938 and as yet we have not received any reply.

We may take this opportunity to mention here that when acquisition proceedings were going on in the local Sub-Court for the purpose of constructing premises for the District Superintendent of Police of South Kanara, in T.S.No.1553-1B which adjoins the plot under reference, as the claimants applied for enhancement of the compensation, the claimants were asked informally whether they would agree to take in exchange for the plot sought to be acquired a portion of T.S.No.1554/5 which the Municipality now says has been reserved as an open space. What was then considered not imperative must still be deemed to hold good even today especially in view of the fact that the proposal would have become a fait accompli but for the refusal of the claimants to agree to the same who ultimately succeeded in getting enhanced compensation in the Sub-Court. We are appending herewith a printed leaflet which sets out in brief the aims and objects of our Society and you, Sir, will be pleased to note that the aims and objects are of a very noble and laudable nature. We venture to present this Memorandum to your Honour and we feel justly hopeful that our efforts will be crowned with success and that you will be pleased to direct that the plots asked for by us may be assigned to us at a reasonable

rate.

We assure you, Sir, that if the plots are granted to us, we will follow strictly the rules of town-planning now in force. The Municipality requires money for the purpose of town-planning and its procedure is to auction the sites for the highest bid so that they may have enough money to carry out the town planning scheme. We undertake to abide by the rules and adhere to them strictly.

If the plot in T.S.No.1554-5 of Codialbail is not available, at least the plot in T.S.No. 285 of the same ward may be granted to us on the above terms.

We beg to remain,
Sir,
Your most obedient Servants,

M. Annappa
President

Mangalore,
Dated 8 -12-1938.

untiring in his efforts to put the Society on solid foundations. Sri M. Shiva Rao that veteran co-operator of South Kanara who is connected with the Central Co-operative Bank, South Kanara, as its President and the organizer of the Puttur Division Mahali Prevention Co-operative Society for relief of the agriculturist as also President of the newly formed Puttur Division Co-operative Land Mortgage Bank has been our non-official adviser.

We approached the Collector of South Kanara through the Deputy Registrar of Co-operative Societies of Mangalore on or about the 28th of June 1938 and offered to buy 15 acres of Government land within the Mangalore Municipality in T.S.285 of Codialbail East Ward to the south of the Nehru Avenue Road at the same price at which it was offered to the Municipality by the Collector of South Kanara in his letter dated 30-11-1937. The Collector in his letter L. Dis. No. 3812-38, dated 23-8-1938, stated that the locality applied for by us has been town planned and only 11 acres or so of the maidan would be available as building site and that the proposal is to sell the land to the Municipality. "No portion of the plot can therefore be made available to the Society".

On 16-9-1938 we applied to the Collector of South Kanara for 5 acres of land out of 11 acres in T.S.No.1554/5 of Codialbail Village, and in D.O. No.302/38, dated 4th November 1938, we were informed that the matter has been referred to the Mangalore Municipality for its remarks. The latter we learn have approved of the recommendation of the Municipal Town Planning Committee rejecting our application on the score that the plot in question has been reserved

5/ 8/ 1

THE MANGALORE
Co-operative Building Society, Ltd.,

The difficulties of securing good houses in Mangalore are too well known to need any explanation. It is the middle class people that chiefly experience this hardship. With a view to assist persons who are willing to combine together for the purpose of building houses of their own, a Co-operative Building Society has been registered on the 15th June 1938 and has started work on the 25th June '38. The area of operations of the Society is confined to the Mangalore Municipality and extends up to a radius of one mile from the Municipal limits.

AIMS AND OBJECTS

The Society will grant financial accommodation to such of its members who have plots of their own for the construction of dwelling houses. As it can obtain long term funds from Government, members will be in a position to get loans for periods extending up to twenty years at a very favourable rate of interest. But the Society aims at much more than the provision of credit facilities. The establishment of a colony

or colonies in healthy localities will be attempted before long. The Society has already approached the concerned authorities for the acquisition of a compact plot of land, and is on the look-out for other suitable sites. If such a site or sites could be got, the Society will provide for well laid-out houses of different approved types, with up to date amenities of life like electric lighting etc. Members will also be enabled to benefit by the economies of joint purchase during construction.

MAIN BYLAWS

The capital of the Society is Rs 25,000/- made up of shares of ten rupees each, their value being payable in a lump sum on allotment. The liability of members is limited to their share capital. A member will not be eligible for any loan exceeding five times the amount put in as share capital by him, the maximum limit up to which the Society can borrow funds being restricted to four times its paid-up share capital.

The management of the Society vests in a Board of five Directors of whom one will be President and ex-officio Treasurer and one will be Secretary. The ultimate authority in all matters relating to the administration will of course be the general body of members who should meet at least once a year.

Loans to members will be disbursed only in instalments as the work of construction of houses progress. Borrowers will have to commence the building of houses within two months and complete it within sixteen months from the date of disbursement of the first instalment of the loan. Repayment of loans will be by equated monthly instalments to commence from the expiry of one month after the construction is finished. A member is of course at liberty to begin repayment earlier or to make advance payments.

One-fourth of the net profits shall be credited to Reserve Fund and the rate of dividend is limited to 7½% on the paid up share capital. A Common Good Fund may also be created and a sum not exceeding 7½% of the profits contributed to it.

The following gentlemen have been elected as the first Directors at the starting meeting.

Messrs. M. Annappa, Retired Superintendent, Imperial Bank, (President.)

J. M. Sequeira M. A., M. L, Vakil, Mangalore.

B. Manjayya Hegde, B. A., B. L., Advocate, Mangalore.

Messers. M. P. D. Kamath, Merchants,
Golikatta Bazaar, Mangalore.

T. Rama Rao, Clerk, Protestant
Christian Co-op. Society, Ltd., (Secretary.)

The office of the Society is at present located in the premises of the South Canara Central Co-operative Bank Ltd., at Kodialbail. Forms of application for admission can be had either from the office-bearers or at the Bank.

Mangalore,
23—7—1938.

M. ANNAPPA
President.

T. RAMA RAO
Secretary.

MANGALORE PRESS.

18/9/11

9

Rev. Def

C.1.B

Assignment - Land - (South Mangalore Municipality - Kanara) - Poodial Ward East and West Wards - T.S. Nos 285 and 1554-5 - Petition from the Mangalore Cooperative Building Society Ltd., Mangalore dated 8.12.38

Issue ER 7/3
Recd ER 13/4, Rule 28/4; Rule 26/4
7/1/39 ER 9/5 Rule 26/5;

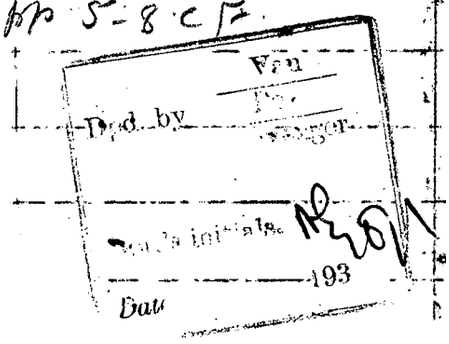
pp 1-4 C.F

Endt No 9275 F/38-1, d. 7.1.39

Referred to the Board of Revenue for remarks.

RRD
6/1/39

To the Bd. of Rev.
(with copy of petition pp 1-4 C.F.
+ enclos. to be returned)
pp 5-8 C.F.



On 16-9-1938 we applied to the Collector of South Kanara for 5 acres of land out of 11 acres in T.S.No. 1554/5 of Codialbail Village, and in D.O.No. 302/38, dated 4th November 1938, we were informed that the matter has been referred to the Mangalore Municipality for its remarks. The latter we learn have approved of the recommendation of the Municipal Town Plannin Committee rejecting our applica tion on the score that the plot in question has been reserved as an open space in the town planning scheme sent up by the Mangalore Municipality to the Government and that they are unable to alter or cancel the recommendation already made by them.

On 7-10-1938 we have again requested the Collector to reconsider his previous letter to in L.Dis. No. 3812-38, dated 23-8-1938 and as yet we have not received any reply.

We may take this opportunity to mention here that when acquisition proceedings were going on in the local Sub-Court for the purpose of construct- ing premises for the District Superintendent of Police of South Kanara, in T.S.No. 1553-1B which adjoins the plot under reference, as the claimants applied for enhancement of the compensation, the claimants were asked informally whether they would agree to take in exchange for the plot sought to be acquired a portion of T.S.No. 1554/5 which the Municipality now says has been reserved as an open space. What was then considered not imperative must still be deemed to hold good even today espec in view of the fact that the proposal would have become a fait accompli but for the refusal of the

claimant to agree to the same who ultimately succeeded in getting enhanced compensation in the Sub-Court. We are appending herewith a printed leaflet which sets out in brief the aims and objects of our Society and you, Sir, will be pleased to note that the aims and objects are of a very noble and laudable nature. We may say that our scheme is not at all in antagonism to the Municipal Council but in close co-operation with it. It may be said that the scheme if it materialises will be a matter for congratulation in that the pioneer efforts of our Society to make available good dwelling houses to the middle class people would be a blessing to many of them.

We venture to present this Memorandum to your Honour and we feel justly hopeful that our efforts will be crowned with success and that you will be pleased to direct that the plots asked for by us may be assigned to us at a reasonable rate.

We assure you, Sir, that if the plots are granted to us, we will follow strictly the rules of town-planning now in force. The Municipality requires money for the purpose of town-planning and its procedure is to auction the sites for the highest bid so that they may have enough money to carry out town-planning scheme. We undertake to abide by the rules and adhere to them strictly.

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We beg to remain,
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Your most obedient servant

M. Annappa
President

Mangalore,
13- 2- 1939.

14

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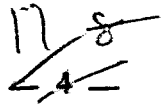

Messers. M. P. D. Kamath, M chant,
Golikatta Bazaar, Mangalore.
T. Rama Rao, Clerk, Protestant
Christian Co-op. Society, Ltd., (Secretary.)

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Mangalore.
23—7—1938.

M. ANNAPPA
President.
T. RAMA RAO
Secretary.

MANGALORE PRESS.

18

C.F. 31—14,000—7-7-37.

Revenue **DEPARTMENT.**

CURRENT No. 2903F

Received _____ 19 *Registered* 5635 19

Subject.

Assignment-- Land-- (South Kanara)-- Mangalore Town-- Kodialbail village-- T.S. Nos. 285 & 1554/5-- petition from the Mangalore Co-operative Building Society Ltd.,-- Mangalore.

Ref B **No.** 192/39-2

Station Madras, *Dated the* 30th May' 1939.

From S. Venkateswaran Esq., I.C.S.,

Secretary,

Board of Revenue.

F.W. Stewart Esq., C.I.E., M.C., I.C.S.,

Commissioner of Land Revenue.

R e a d the following:--

M32.35 Gmdf I

(I) B.P. Mis. 2277 dated 18--8--1938

(II) From the Government Revenue Department Endorsement No. 9275 F/38-1 dated 7--1--1939.

(III) Letter from Khan Bahadur S. Ahmed Ali Sahib Bahadur, B.A., Collector of South Kanara D. Dis 6193/38 dated 27th April 1939.

Sub:-- Assignment-- Land-- (South Kanara)-- Mangalore Town-- Kodialbail village-- T.S. Nos. 285 and 1554/5-- Petition from the Mangalore Co-operative Building Society Ltd., Mangalore.

Ref:-- Board's ref. B-192/39-1 dated 18--1--1939.

*****

The Co-operative Building Society applies for five acres of land out of S. No. 1554/5 of Kodialbail village for building purposes. If the plot in S. No. 1554/5 is not available

for assignment, the Society requests that at least five acres of land out of S. No. 285 of the same village may be assigned to it.

2. S. No. 1554/5 is included in Kodialbail East Ward Town Planning Scheme which is pending approval of the Government. The land is proposed to be reserved as an open space in the town planning scheme. It measures 11.53 acres. More than a half of this extent, which is covered by a hillock will not be useful to the society for building purposes and the remaining portion is quite essential for the use of the public as a recreation ground.

3. As regards S. No. 285, the Society has already been informed in this office L. Dis 3812/38, dated 23--8--1938 that no portion of the plot can be made available to it. The reasons which lead to this decision still hold good. S. No. 285 is registered as Poramboke Urma 'Midan' (Open space). It measures 7.46 acres. This land is also included within the Town Planning Scheme referred to above. It is proposed to hand over to the Mangalore Municipal Council an extent of 15.64 acres of land including S. No. 285 at a favourable rate of Rs.500/- an acre as a help to the Municipality to finance its Town Planning Scheme. The Municipal Council has consented to pay the price at this rate.

4. The Mangalore Municipal Council objects to the assignment of any portion of S. Nos. 1554/5 or 285 to the Co-operative Building Society and its objection seems to be sound. In these circumstances it is not possible to comply with the request of the Society.

5. The printed leaflet received with the Board's reference quoted above and the records of this office L.Dis 3812/38 dated 23--8--1938 are enclosed.

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IV.

B.P. Mis. 1468 dated 30--5--1939.

21

Rev. Dept.

pp 1-4 C.f.

Petition dated 8-12-38 from the President, The Mangalore Co-operative Building Society Ltd Mangalore

To Under Secy.,

Please see the petition on pp 1-4 C.f. The matter is one for consideration in the Rev. Deptt. This may, therefore, be transferred to that Deptt. They may also be requested to circulate the file, in due course, to Rd. M. (Rev.) with reference to his minute on p 1 C.f.

17/12

22.12.38

Rev u.o. no 33615/V/38-1
22.12.38

Rev Dept.

To R.S.

Please see the petition at pp 1-4 C.F.

2. The President of the Mangalore Cooperative Building Society, Ltd., Mangalore has applied for the sale to the society of the plot in T.S. No. 1554-5 of Kodial land or the plot in

last para p4 C.F

2/22

T. S No 285 of the same ward in the Mangalore Municipality The above three T. S. Nos. are included in the Kodial bail East & west wards Town planning scheme, dealt with in the linked file. T. S. No. 285 forms part of the Urwa mardan, the sale of which to the Municipality is under consideration in the linked file. As it is by the Sale of this land as House sites that the Municipality proposes to finance the T. P. Scheme it is difficult to see how this plot could be granted to a private body like the Mangalore Co-operative Building Society. T. S. No. 1554 also forms part of the Urwa mardan but the exact place, T. S. No 1554-5 assumes in the T. P. scheme is not known as the schedules of the Scheme have been sent to the Board. The petitioner Vivisely states that T. S. No. 1554-5 has been reserved as an open space

For orders whether this may lie over till the Bd. is reply to the reference in L. F. is received, or forwarded to the Bd. for remarks. Subject to orders a draft endt. is submitted.

RDO 5/1/39.

Call for remarks. [illegible] 7/1

Issued as Endt. No. 9275 F/28.1C5 7.1.39

25

f

in order to help it to finance H. T. P. Scheme. The Collr. has also reported that the Council object to the assignment to the Building Society of any portion of S No. 1556/5 or 285. In the circumstances stated above, the Bd's view that the lands applied for by the Co-operative Building Society are not available for assignment, may be accepted and the President of the Co-operative Building Society informed accordingly in this regard. A draft order is submitted for approval. It may be sent to L.A.D. Ext. H. for perusal before circulation to H.M (Rev) and H.M. (I & L)

para 4 p 19 f

p 20 f

plants

Rev. dis. work in Revenue

RDD
6/6/39

Thu 7/6

ir
6/6

Dev

Ext. H

Dev

Rev. dis No 9275/38-2

2.6.39

Ext. H. dept.

May be perused and passed on to Dev. no

H.P.
12/6/39

SRK
13 6 39

Dev

16517 22932

Ext. H. no. 22932 F/39-1
13-6-39

26

Rev. Dept.

To H.S.

The case may be perused and returned to Revenue dept u.o.

15/6/35.

19/6

32487

Rev. u.o. no 16517-D/39-1
20.6.35

The note from page 4 is for perusal
In the case, the draft order below may issue.

22/6

Cir: 22.6.39.

H. A. Rev. 22/6/39

H. A. (Jud.)

27 Revenue Dept-

C.F. 16.

DRAFT FOR APPROVAL.

	Date.	Initials.
When received for fair copying ..	29/6	
When copied ..		
When examined..	26/6	
When signed ..		
When despatched.		

SUBJECT:—

READ AGAIN _____, dated _____ 19____.

" " _____ " _____ 19____.

READ *ALSO*:— F/C. No. 9225/39 From the President, The Mangalore Cooperative Building Society Ltd., Mangalore, No. Petition, dated 8/12/38 pp 1-4 C

Encl to the Bd of Rev No 9225 F/38 dt. 7-1-39 19____ pp 9 C

" From the Bd of Rev, Rly. B. No 192/39; 28305. 19 39 pp 18-20 C

Order Ms. No. 1583, dated 26.6.1939

The President of the Mangalore Cooperative Building Society, Ltd., Mangalore, is informed that S. Nos. 285 and 1554/5 of Kodialbail village, Mangalore town, South Kanara District are not available for assignment.

RDO 6/6/39 Hw 7/6.

Order pp 20 C

To the President, The Mangalore cooperative Building Society Ltd., Mangalore, S. Kanara Dt.

To the Bd of Rev (with record in original returned herewith in ack)

Copy to S.F.P.H.

" " Development Dept.

R C S.

Despd with ref Chr

Sy 26/6.